

*Tourism & Displacement*  
Pilikula -  
**Karnataka's 'model' Tourism Project?**

An Investigative Report



**Equations**

**EQUITABLE TOURISM OPTIONS**

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Sannidhi  
Sri Chaitanya  
Bhakti

**Community Health Cell**  
**Library and Information Centre**  
367, " Srinivasa Nilaya "  
Jakkasandra 1st Main,  
1st Block, Koramangala,  
BANGALORE - 560 034.  
Phone : 5531518 / 5525372  
e-mail:sochara@vsnl.com

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**Equations**

**EQUITABLE TOURISM OPTIONS**  
**P.O. Box 7512**  
**New Thippasandra Post**  
**BANGALORE 560 075**  
**INDIA**

**Telefax: +91-80-5244988 / 5344149**  
**E-mail: [doc@equitabletourism.org](mailto:doc@equitabletourism.org)**  
**[www.equitabletourism.org](http://www.equitabletourism.org)**

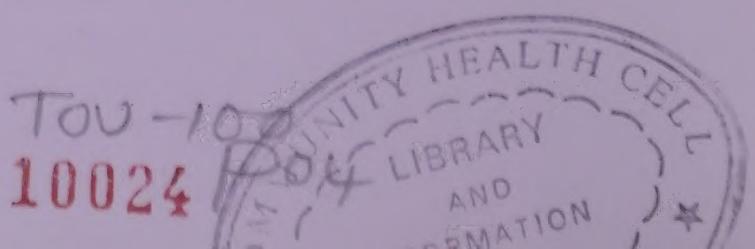
In, 1985, EQUATIONS was founded in response to an urge to understand the impact of development particularly in the context of liberalized trade regimes, the opening up of the national economy, the beginning of the reforms and concomitant structural adjustment programmes.

Campaigning and advocacy on tourism and development issues in India and the developing world, in recent years our work has focused on women and tourism, child and tourism, ecosystems and communities and tourism and globalisation.

We envision tourism that is non – exploitative, where decision-making is democratized and access to and benefits of tourism are equitably distributed. We endorse justice, equity, people centered and movement centered activism, democratization and dialogue as our core values.

To know more about EQUATIONS, write to [info@equitabletourism.org](mailto:info@equitabletourism.org). All comments can be provided to [info@equitabletourism.org](mailto:info@equitabletourism.org).

This investigation has been carried out by a team consisting of Meena Pai, S. Vidya, with the help of Valored, a Mangalore NGO.



## Tourism trends in Karnataka

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Karnataka was among the first few states in the country to bring out a tourism policy, as early as June 1992. The policy generated considerable flow of investment from the private sector and led to several developments in the tourism sector. But, it was only since 2002 that the state started looking at the sector a little more seriously. Today the state government is giving new thrust to promote tourism in the state and in the year 2003-04, Karnataka was the recipient of the highest financial and technical support from the central government for tourism. In 2003, the state tourism industry reported 1.26 crores domestic visitors and 2.64 crore foreign visitors. Efforts to promote the industry included holding road shows and direct marketing in potential markets<sup>1</sup>.

The tourism product has diversified in the state. Religious monuments have always attracted visitors from foreign and India. In addition to this, there is education tourism, which revolves mainly around engineering education and medical studies. The brand new 'temples of knowledge'- the sophisticated world-class campuses of infotech companies have become a must see for all heads of state and foreign dignitaries who visit Karnataka. An emerging form of tourism is healthcare tourism, an offshoot of burgeoning specialty hospitals and medical expertise, which brings in patients from all over the world.

With Karnataka as a destination for a large number of seminars and conventions, tour operators see good business potential in pre and post convention tours for participants. The state government has also identified spots for wildlife tourism as Karnataka has one of the best forest covers in the country. Another thrust area is heritage tourism.

The government has identified the areas that need rapid development and given special incentives and concessions. Infrastructure facilities need considerable investment and the private sector is invited to participate in such areas. For this, the government has recommended Rs. 126 crore for infrastructure development<sup>2</sup>. As part of its multi-pronged strategy to attract private investment in the tourism and hospitality sectors, the state level single window agency on industrial and infrastructure development, has recently granted Rs. 139.50 crores in areas related to development of hotel, resorts and tourism infrastructure projects across the state<sup>3</sup>. For tourism projects with investments of more than Rs. 50 crores - the high level committee chaired by the Chief Minister of Karnataka, Karnataka Udyog Mitra will be the nodal agency.

The state, on its part, has brought out promotional material, which won awards for the best tourism literature in the country. Efforts are also on to partner with more successful neighbours such as Goa and Kerala in this sector. The state is awaiting the Rs. 31 crore Palace on Wheels from Goa to Bangalore<sup>4</sup>.

The search is on for private promoters to implement a proposal for the setting up of a Special Economic Zone (SEZ) intended to cater to the business interests and aspirations of coastal Karnataka. The idea is to set up a coastal special economic zone to cover the three coastal districts of Dakshina Kannada, Udupi and Uttara Kannada. 1,000 acre of land at Baikampady near the new Mangalore port had been identified for the project. About 2,000 acres have been identified neat the Tadadi Port (in Uttara Kannada) for the third SEZ. Actually, all the three are expected to function as a SEZ corridor - a joint coastal special economic zone of sorts, with a major part of their activity being in the non-manufacturing sector. The manufacturing sector is to be left to the SEZ proposed at Hassan.<sup>5</sup>

A significant development along the coast is the Coastal Infrastructure and Environment Management Project for which a large chunk of the funds have been raised in the form of a loan from the Asian Development Bank (ADB). The ten 'urban centres' to be covered in the three coastal districts of Karnataka - Dakshina Kannada, Udupi and Uttar kannada are Ankola, Bhatkal, Dandeli, Karwar, Kundapura, Mangalore, Puttur, Sirsi, Udupi and Ullal. The project, which is to cover 10 towns in coastal Karnataka, costs 10 times more than the annual revenue of the local urban body of each town. This project pushes up municipal taxes<sup>6</sup>.

The Coastal Investors Meet, held in Karwar of Uttara Kannada district on December 2003, provided an opportunity to a large number of non-resident Indians in West Asia to invest in their homeland. Many domestic investors evinced interest in investing in the region. Through the meet, the Government made efforts to encourage expatriates in West Asia to help develop coastal Karnataka through investments in the region as coastal Karnataka has the highest number of expatriates in the West Asian region compared with other regions in the State.

### **Pilikula tourism project**

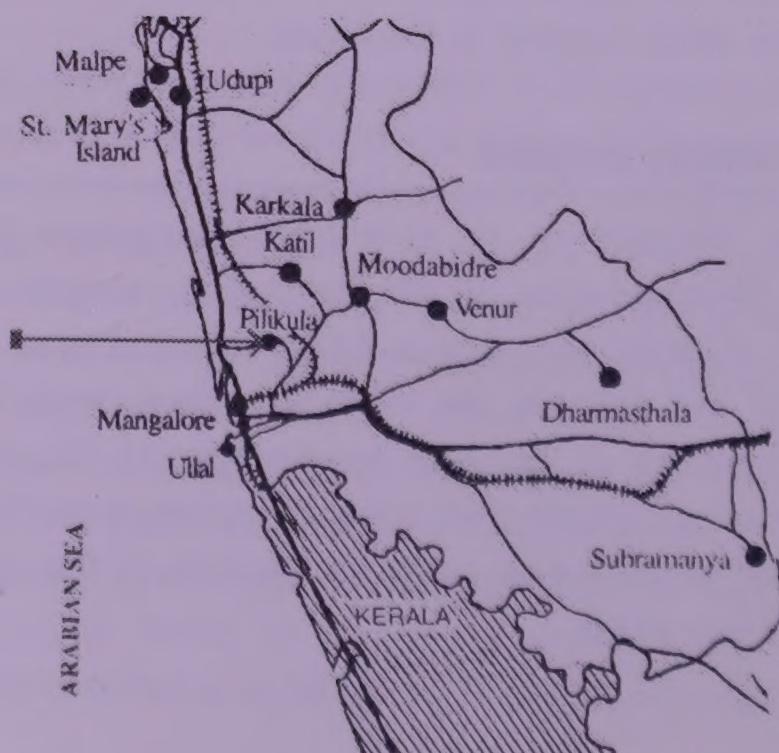
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Situated at a distance of 12 kms from Mangalore (Dakshina Kannada) in Moodushedde Gram Panchayat, spread over 650 acres of land, Pilikula was once a thickly forested area inhabited by a variety of wild animals, the most prominent being the tiger<sup>7</sup>. The older inhabitants of the area are Koregas (a Tulu tribe) and Muslim communities whose chief occupation was agriculture. There have also been settlers who came to the area in the 1980s and have stayed there since.

The Pilikula Nisarga Dhama is a tourism project initiated by the district administration in the area in 1997. It is a registered govt. society, having 375 acres of land. It has developed a 9 holes Golf course, a zoological park, a boating unit, an amusement Park, a science Centre, a herbal garden and a heritage village. There is a proposal to develop Ayurvedic Health Centre and Tourist cottages in this area.

However, the identification of this area for extensive tourism development has proved to be its undoing.

### Pilikula – Location Map



## **Why an investigation**

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EQUATIONS have made enquiries (in 2002 and 2003) through field visits and literature surveys on the Pilikula project in relation to its impacts on local communities. These were in response to a presentation on the problems arising out of tourism development in Pilikula made by community members at the Karnataka 'Women & Tourism' Regional Workshop in March 2002 (organised by EQS, Sneha Kunja and DEEDS). As considerable time has lapsed since the enquiries were made by EQS, there was a need to look at current developments in the project and update information on the project, impacts and status of local communities.

Then a two member team visited the place and had a preliminary investigation and discussions with Pilikula Nisarga Dhama, local groups, NGO's/individuals working on the issue, Department of Tourism, Panchayat members.

## **Objectives of the Investigation**

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- ➲ Collect preliminary information and documents from the site to decide the possibility of a Fact-finding mission.
- ➲ Examining the violations of Panchayat Act and Rule by Pilikula Nisarga Dhama (PND).
- ➲ To examine the displacement of local communities due to the project – extent and impacts
- ➲ To examine the rehabilitation packages from PND – impacts and 'benefits'
- ➲ To examine the employment opportunity offered by PND and its commitments.
- ➲ To examine the initial proposal and its expansion

## Modes of Operation

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- ❖ Collection of secondary data from various sources.
- ❖ Interviews with local community members, living in project area, on problems faced due to project
- ❖ Interviews with 'rehabilitated' communities on benefits and losses due to shift from project area
- ❖ Interviews with Panchayat on level of involvement and violations faced in the course of tourism development
- ❖ Exchange of information with organizations/individuals, based in Mangalore, working on the issue
- ❖ Discussions on possible actions on issues with communities and organizations/individuals
- ❖ Interview with the Management of Pilikula
- ❖ Collection of information from Karnataka Tourism Department, Bangalore on investments in project and current status original project documents.

## Pilikula Nisarga Dhama Society

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The Pilikula Nisarga Dhama (PND) is a society registered<sup>8</sup> under 'The Societies Registration Act'. Initiated in 1997, this tourism project is run by the district administration. The 650-acre area, which overlooks the Gurpur River, is to be developed into an '*integrated science park*' which will eventually include a wildlife safari, a botanical garden, a heritage village, a science centre, an ayurveda and naturopathy centre in addition to a golf course, an aquarium and boating facilities. As ex-DC B. H. Anil Kumar put it, "Pilikula Nisarga Dhama is a project that can be stretched to human imagination"<sup>9</sup>.

## Projects –

The PND has envisioned many projects as components of this venture. Their approach is to provide a combination of recreation and entertainment facilities for tourists. It is this very vision that has lead to the PND being called a ‘model tourism project’ in Karnataka. The government (state & central) budget for the year 2003-04 was Rs. 2090 lakhs (including promotional activities and administration)<sup>10</sup>. Some of the main projects are :

Projects planned <sup>11</sup>	Budget (approx.)	Status
Arboretum <sup>12</sup>	3.5 lakhs	Completed
Science Centre	(not known)	Completed
Biological Park	(not known)	Completed
Boathouse & Aquarium	5 lakhs	Completed
Golf Course	5.80 lakhs	To be completed
Heritage Village – 1 <sup>st</sup> phase	175 lakhs	Completed
Heritage Village – 2 <sup>nd</sup> phase	2.90 lakhs	To be completed
Additional cottages	1.25 lakhs	To be completed
Tourist Cottages	50.86 lakhs	To be completed
Pilikula Resorts	708 lakhs	To be completed
Ayurvedic Centre	50 lakhs	Not started
Public convenience & Drinking water facilities	17.70 lakhs	To be completed
Road development	5 lakhs	To be completed

The PND has tied up with Dr. Talavane Krishna of Indus Valley Ayurvedic Centre (Mysore) and Orange County (Coorg) to develop the Ayurvedic centre, which is an attempt at capturing the tourist segment, especially from foreign countries, who visit Kerala for rejuvenating treatments.

Ironically, the project does not even have a main gate demarcating the beginning of the project area and also, for directing visitors. The

columns for the gate were made in 2002, but the gate itself is still to be put in place. Inspite of a fair amount of funding, the society cites lack of funds as the main impediment for low level of developments. There are plans to make it a tollgate where each person/vehicle pays before entering. As of now, tourists pay for entrance fees to individual projects.

On going through the proposals, one finds that the land estimation for the various projects exceeds the amount of land available. The reasons for this, according to Mr. Bhaskar<sup>13</sup>, is the need to project favourable conditions for the setting up of projects. For example, the wild life park proposal states that the area will be 200 acres, but the actual area for the park is only 85 acres. Mr. Bhaskar says that, "It was done for the purpose of showing adequate land to the Central Zoo Authority".

#### **Constitution of PND<sup>14</sup> -**

The PND is essentailly made up of two bodies – the Governing Council and the General Assembly.

A rough sketch of the *Governing Council* is –

- Chairman – District Commissioner, Dakshina Kannada
- Vice chairman – CEO, Dakshina Kannada Zilla Panchayat
- Members – Superintendent of Police

Vice Chancellor, Mangalore University  
Principal, KREC

Director of Instructions, College of Fisheries, Mangalore  
Chief Engineer, KEB  
Supervisory Engineer, PWD

The District Minister (in the absence of whom any other minister, in the absence of whom the President of the Zilla Panchayat) is the President of the *General Assembly*, which consists of –

- President and Vice President, Zilla Parishad
- MPs
- MLAs/MLCs
- President, Taluk Panchayat Samithi
- Mayor

The Current DC is Mr. Arvind Shreevathava and Mr J.R.Lobo is now the Executive Director of Karnataka Urban Infrastructure Development Finance Corporation (KUIDFC).

### **Funding for Pilikula project -**

The project mainly receives funding from the State and Central Government, Tourism Ministry and the Ministry for Environment and Forestry, contributions and gifts given by local bodies, companies, institutions, philanthropic individuals and collection by way of membership, entry and other fees or sale of any produce or services in the project area.

It makes use of schemes such as Employment Affirmation Scheme, Members of Parliament Local Area Development Scheme (MPLADS)]. The allocation every year for Pilikula from the central budget has been approx. Rs. 10-15 crores.

### **Private sector investment –**

The only private sector enterprise in the project is the Manasa Amusement & Water Park and it has proven to be the largest crowd puller for PND. It is a project of G.M. Amusement & Leisure Park Ltd and was inaugurated on 1<sup>st</sup> Jan 2003. This is the company's first venture into amusement parks. They offer attractive packages for

students (school & college) and have kept their promotional campaign local. This has worked also because it is the only amusement park along the entire Karnataka coast, its closest competitor being the Veegaland park in Ernakulam (Kerala).

The company was allotted the project to develop water-cum-amusement park on the basis of successful bidding for a national public tender. The Company was given 15 acres of land, with approval from the Ministry of Tourism, Government of Karnataka<sup>15</sup>. The project is financed by HUDCO<sup>16</sup>. The estimated capital cost of the project is Rs. 25 crores. There are plans to develop the project in 3 phases, out of which the 1<sup>st</sup> phase was completed at a cost of Rs. 7.15 crores. The company will be developing the 2<sup>nd</sup> phase of the park at an estimated cost of Rs. 3.75 crores.

2 lakh litres of water is required each day in the Park. The water is changed every 4 hours and the changed water is sent to an Effluent Treatment Plant where it is recycled and then, reused. The wastewater is used for watering the plants inside the park. The main sources of water are wells and borewells in the park's site.

They also have plans for developing a monorail, on the lines of the only one in Asia - in Santosh Island, Singapore. It proposes to take tourists for a ride through the wildlife park in PND during day and more problematically, at night "when the animals are active", as Mr. D'Souza<sup>17</sup> puts it.

### **Tourist inflow to Pilikula -**

The project aims at attracting tourists from different parts of Karnataka and neighbouring states such as Goa and Kerala. The major visitors are from Dakshina Kannada, Udupi, Chikamagalur, Shimoga, Hassan, Uttara Kannada, Kasaragod and other districts.

Year	Adult	Child	Total Tourist Inflow
2000 - 01	13,816	5,138	18,954
2001 – 02	69,106	29,691	98,797
2002 - 03	76,024	27,633	1,03,657
(Jan) 2004	15,247	14,182	29,429

*Source: Mangalore District Tourism Cell, based on entry fee collections*

The PND is also increasing the frequency of local buses passing by Pilikula to make it more accessible to Mangaloreans, who are the primary target group of the project.

## **The People of Pilikula**

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There are different sets of communities settled in Pilikula – Billavas, SC/STs, Korega tribals, Muslims, Christians, Bunts, Shettys, etc. Most of the people are illiterate.

In 1975, there were only 5 houses in Moodushedde village. The Government gave them land as they freedom fighters. Each individual was given 5 cents of land. This group has grown to a size of about 200 persons. Tribals were also settlers from olden times in the area. In the 1980s, around 95-145 families came to settle in the area and constructed close to 345 houses with a few inhabiting the area near the Pilikula River. Only 7 houses were in good conditions, with the others being huts. One of the chief occupations of the men was Coolie work (porters) and beedi rolling for women.

## **Intimidation as a strategy for claiming Land**

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The communities staying in the project area are also facing many problems. The administration is making attempts to rehabilitate them too, but they are not in favour of the package offered to them. They have also learnt from the experiences of those who have shifted previously. Inspite of these aspects, many locals are considering leaving as they sense danger for themselves and their families, with the project getting more aggressive in its actions and encroachments.

The community women expressed the concern over the cultural change. And the girls in the community feel scared to go to schools, as they have to pass the boathouse. Many city boys come there and eve tease the girls. In addition to this, there are many couples that come there and engage in free behavior. Now since Pilikula has developed a lot and people from other districts and states started knowing Pilikula as an important tourist spot in and around Mangalore, the number of visitors has increased which is a worrying factor. They also mentioned that girls in the community feel scared to go to school, as they have to pass by the Boathouse. Many city boys come there and eve tease the girls. In addition to this, there are many couples that come to there and engage in 'free' behaviors such as hugging and kissing in the open. Elders are afraid that these scenes will influence their boys (demonstration effect) who will then engage in such behaviors with local girls.

Community women expressed concerns over the cultural changes that are inevitable when one shifts residence. Where will they build their places of worship and what if they are not allowed to build at all? What will then happen to their religious beliefs and practices?

The administration has blocked the main pathway leading to the community, next to the boathouse, by placing a gate. Instead of the earlier 5-minute walk to the main road, they now take half an hour. In addition to this, the project is slowly and steadily encroaching on other roads leading upto the community, in order to mark out the project area, such that now there is only one main route to enter the area. Locals have to pay much more for hiring a vehicle in cases of emergencies and most refuse to come so far. They also have to walk longer to reach the area.

Locals expressed frustration at not having water to drink, clean or cook while overflowing water regales tourists in Manasa Water Park. To them, it represents the stark gap between those who can afford the recreation at Manasa<sup>18</sup> and those who have given up resources for it, but cannot afford to enjoy the facility. As one person said, 'For the fun of a few rich people, trouble is constantly inflicted upon us'. Also, the lake was common property before and was a source of water. This has also been denied to them.

The community is not able to question any of these issues to Panchayat as it always in the PND's favour.

### **Issues**

- ➲ Lack of access to information
- ➲ Govt land and encroachments
- ➲ Status of Governing Council – associating as ex-officio members or as government functionaries
- ➲ Issue of livelihood

### **The Conflicts**

Behind these developments lay the struggles of the local communities to retain their rights and livelihood in a fast changing environment. The communities have been facing a range of problems such as

overruling of Panchayat's role in the project, lack of employment opportunities, depletion of natural resources, flawed rehabilitation packages and forced cultural change.

## **Rehabilitation or Displacement?**

Pilikula came to the attention of the district administration by accident. A fight had erupted between communities over fishing in the Pilikula River. They requested the administration to resolve the problem. For this purpose, the then District Commissioner Mr. Bharat Lal Meena visited the site with Mr. J R Lobo and they immediately recognized its potential as a tourist site because of its natural beauty. "Before this, the administration had never visited the area because it was too far flung", says a displaced community member. "We should never have called them here, it led to our eviction".

In 1994, there was flooding in the Pilikula Lake. The water rose to a great extent, showing signs of drowning houses near the river<sup>19</sup>. The local community staying there was shifted to a nearby T B Hospital. The district administration offered the people a rehabilitation package whereby they would be given lands, across the road from the project area, around a kilometer away. They were also promised water, road facilities and electricity.

To make a show of extending help to the affected families, the administration released Rs. 14.70 lakhs from the taluk level for building homes. The government rehabilitated 145 families from Pilikula to Moodushedde where they were given 5 cents of land and Rs. 20,000/- for construction of houses. This façade too did not last for long.

Once the move took place, the community began to face innumerable difficulties and have been trapped in a never-ending battle to regain their rights ever since. The land given to them was dry, with no scope for cultivation and electricity was irregular. There were no water facilities or *pucca* (metalled) roads or streetlights. “ Since 8 years, we are living without any benefits in terms of infrastructure or compensation or facilities for decent living”

Only few families have got the full amount i.e. Rs. 20,000, for building houses. Others have received only Rs. 18,000. They were instructed to produce land ownership documents of Pilikula to be able to receive the remaining Rs. 2000. When they demanded the *Hakku Pathra* (land ownership documents) and the remaining Rs. 2000, they came to know that they have been shifted under the **Ashraya Scheme<sup>20</sup>** and have not been rehabilitated. According to this scheme, they are supposed to repay half of the principal amount along with 10% interest to the Government.

While some protested against this conditionality, others gave up documents in desperation. Two families also repaid Rs. 10,000 to avoid any further trouble. The administration also resorted to underhandedness in securing the community’s consent to give up their land. When the men folk were away during the day, they visited the community, harassed the illiterate womenfolk and took their signatures on blank documents. The community does not know what they have filled into the documents.

It was also seen that in the RTC<sup>21</sup> given to them, the assigned survey number was false and could not be verified. “They gave us wrong RTC numbers to fool us”.

Community members realized that they have been pushed into debt bondage – they now owed money to the government (for the scheme), to the banks (for interest on loans that were inevitable due to the shift) and lack of money for social responsibilities (such as marriages). This would mean they would have to take further loans.

The gram panchayat is in-charge of recovering the loans, which would be revenue for the panchayat to be utilized for development activities. By placing the panchayat in the role of loan recovery, the move could be understood as an attempt to create a divide between the community needs and representatives' priorities, in light of lack of funds.

The community members wrote to the local MLA and received confirmation about receipt of the letter 3 months later, stating that he will respond to their problems shortly. But, they never received a response after that.

Facing these difficulties, the displaced community began to realize that the area never had a history of flooding and when it did take place, it did not affect the houses to a large extent. They could have been reclaimed. Based on this understanding, communities claim that the administration generated a flood-like situation and took advantage of the circumstances to evict the families. In this manner, they could also appear to be benevolent in making efforts to help the community through so-called rehabilitation packages. "The DC and forest dept have fooled our people", says a community member.

Current rumours are that even the rehabilitated area is under consideration for the construction of either a cricket stadium or a large drainage pipe. The drainage system will pass through the

area and is seen by the community as another attempt to evict them indirectly as many would consider shifting rather than living in unsanitary conditions.

A major constraint for the community has been lack of access to information. They are at sea about shaping opinions on their rights in the absence of details about their own situation. They are now organizing themselves into groups that will fight for rights.

### **Local participation in PND**

The project area comes under the Moodushedde Panchayat. But, the panchayat has had no role to play in the project. It was not consulted on acquisition of land and members were not even informed about the various developments that were to take place in their area.

PND has many projects, such as Biological Park, Boating and Aquarium, Golf Club, Arboretum, Eco-education centre etc. Few local people are employed in these projects as labour. A few women are employed in arboretum for cleaning the area, to remove the grass etc.

Permanent employment is not given to locals and they work on a daily wage system. Most projects hire trained/skilled labour from or outside Mangalore. Community members are resentful of this action and feel that the PND could have invested on training locals who are willing to work and saved on the costs of living of outside labour. Also, increase in people living in the area will put pressure on the scarce resources.

According to a community member, "This type of employment is given to us only to protect themselves (the PND). When they will

be questioned about it, they can claim that this project is helpful to locals in the case of employment. They can point at us and tell that they have already given employment to so many local people”.

## **The Panchayat Meeting: a step ahead**

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A meeting was organized by Valored, an organization based in Mangalore working on primary education issues, to bring out their report of the situation of the displaced community. They had intervened in the area about a year ago to look into issues relating to education, but found that the communities were facing intense problems with livelihood and displacement.

The meeting had the participation of the President of the Gram Panchayat along with few members, the local MLA Mr. Shetty, few people from the displaced community and from the project area, Mr Gururaj Budhya<sup>22</sup>, Mr Natesh Ullal<sup>23</sup> and EQUATIONS team members.

The Panchayat members opposed the report, even before it was read on the grounds that they were not consulted for the report. This gave rise to arguments and debates among participants. Mr. Natesh Ullal intervened to remind participants that it was only a draft report for discussion and not a final report that will be disseminated or submitted to any authorities.

Once the report was read out, the Panchayat members wanted PND officials and all other affected members to go through the report before it is finalized by calling for another meeting.

Mr. Natesh Ullal raised a point on how tourism has an impact on the livelihoods of the people and whether such a large scale of development is needed. He said, “What is the extent that the PND

wants to develop in future - whether they will truly develop the area or are they just going to encroach community land?".

One person from the displaced community asked the Panchayat, "Who is the governing person for the PND - is it the Government, the Officials or the Individuals who are society member?". He was making references to the fact that although society members are acting in an ex-officio position, they continue to use their official powers to forward the project goals.

EQUATIONS made an intervention by highlighting tourism's impacts and the need for Panchayat involvement in the developmental activities. Tourism should be accountable to the people.

According to the Panchayat, the PND did not consult the panchayat for acquisition of land when the plan for the park was developed and finalized. The Panchayat had no role to play and was not even informed about the developments that were to take place. There has been a total overruling of the Panchayat's role in the project. The PND has not even paid taxes to the Panchayat. Ms. Mamta, President, has taken the matter to the press.

The MLA felt that tourism is very important for the region to earn revenue, but it should take care of the livelihood of the people. When the locals questioned him regarding *Hakku Pathra*, the MLA said that he will discuss it with the government.

At the end of the meeting, the Panchayat made a suggestion that they will form a committee having all members as stakeholders to look into the problems and then, call for another meeting where all the people are present.

## **People's expectations from Interventions**

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The people, on their part, have approached persons with influence and power such as local politicians, but no affirmative action has been taken to support them or improve the situation. They attribute their powerless to make a dent on the issue to the lack of money or political power. They now seek legal/political assistance from those who propose to work on the issue. They also want the groups working of this issue to write a letter to Chief Minister stating their problem, and find out some other good alternative for them to lead a happy life.

The displaced community have all the document to prove that the place within the project area were they were staying belongs to them, "and they are planning to file a case against PND, but once the litigation point arises, there is no unity among the displaced community members, which is a great problem with us".

### **Sources of Information:**

- ❖ Interview with Mr. Bhaskar, administrative head of PND
- ❖ Article titled 'DK – A Tourists' Paradise?' - Mangalore Today; Vol I, Issue 6; May 1997
- ❖ Article titled 'Amusement Park near Mangalore'; Business Line; 20<sup>th</sup> December 2002
- ❖ Project proposals for individual projects within PND
- ❖ Promotional material from PND
- ❖ Discussions with Valored (Mangalore-based organization working with local community on rehabilitation)
- ❖ Report by Valored, PUCL and Mangalore University students on injustices faced by rehabilitated community
- ❖ Discussion with Gururaj Budhya, Urban Development Research Centre (TIDE & UDRC)

- ❖ Discussions with members of community living in Pilikula project area
- ❖ Discussion with members of displaced community
- ❖ Discussions with Natesh Ullal, filmmaker
- ❖ Meeting with grama panchayat and local MLA Vijay Kumar Shetty for release of Valored report
- ❖ Information from Karnataka Tourism Information Centre, Mangalore.
- ❖ Interview with J. D'Souza the Managing Director of Manasa Water Park.
- ❖ Information from Pilikula Nisarga Dhama's Memorandum of Association.
- ❖ Information from Tourism Department, Bangalore
- ❖ Information from Revenue Dept., Mangalore
- ❖ From internet

## Annexure 1

### Tourism Projects Proposed For Coastal Investors Meet in Dakshina Kannada District<sup>24</sup>: Pilikula Nisargadhama

Govt. Society having 375 acres of land. It has already developed 9 holes Golf course, wild life, Boating unit, Amusement Park, Science Centre, Arbroretum & Heritage village. There is a proposal to develop Ayurvedic Health Centre and Tourist cottages in this area.

The building of Tourist Cottage (8 rooms) has been completed. It is proposed to enter into a partnership with a company which will get done furnishings & fittings as per its requirement and run the facility on lease basis. The investment required for fittings & furnishings is estimated to be Rs.36.5 lakhs.

As far as Ayurvedic Centre is concerned, 2 cottages & the treatment unit is being constructed by the Pilikula Nisargadhama authorities, it is proposed that a private partner will invest to complete balance infrastructure 7 cottages & administrative block – including swimming pool and also run the facility on lease basis after furnishing & equipping it. The initial investment required to build the infrastructure is Rs.330.00 lakhs. The two projects are proposed to be given for joint lease if it suits the private partner.

## **Annexure 2**

### **Concept extension activities in Pilikula Nisarga Dhama<sup>25</sup>**

Plant Diversity Studies, conservation, ecology, eco-education and environmental awareness programmes for youth and farmers in Pilikula Arboretum project.

The proposal for consolidation to be implemented in 12 months was duly approved with activities and budget as proposed.

## **Objectives**

- Intensifying environmental education programmes inviting more schools.
- Training in eco-friendly agriculture to farmers and rural / urban women.
- Establishing linkage with other educational institutes, Jilla Panchayats etc., to make eco-education and farmers training effective.
- Creation of a web site giving the details of plants in the arboretum and the project activities.
- Creation of a database of plants introduced in the arboretum.
- Maintenance of plants of the arboretum by mulching, manuring, watering, weeding etc.
- Providing pitchers for irrigation of plants.

- Replacement of weak and dead seedlings in the arboretum
- Maintenance of plants in the green house and orchidarium

The funding pattern is as below:

Rupees in Lakhs					
Name of the Project	Implementing Agencies	Total Project Cost	INEP Assistance	Local Contribution	
Plant Diversity Studies, conservation, Ecology, Eco-education & environmental awareness programme	Pilikula Nisarga Dhama Society, Mangalore	47.08	33.00	14.08	

### Annexure 3

#### **Arboretum for conservation of plants of the Western Ghats & Ex-situ conservation project at Western Ghats Pilikula Nisarga Dhama Society and Department of Applied Botany of Mangalore University**

Eco-education and preservation of biodiversity has today become an integral part of all environment programmes. While the former aims at building a consciousness of the environment and its importance through education, the programmes on conservation of bio-diversity aim not only at protecting the flora and fauna, but in enriching it to its past richness.

It was to address both these objectives that a joint research project was initiated in May 2000 at Mudushedde village near the coastal city of Mangalore to establish an arboretum of plants of the Western Ghats. Alongwith conservation of the biodiversity, equal emphasis was put on organizing eco- education.

The Pilikula Nisarga Dhamma Society and the Department of Applied Botany of Mangalore University implemented the project on "Ex situ conservation of plants of the western ghats".

The project aimed to:

- Create awareness of bio diversity and need for its protection
- Indicate plant diversity achievement through ex-situ conservation
- Provide resource materials to interested persons in the field of botanical research
- To convey message of dimensions of damage inflicted by man on nature through anthropic activities.

Objectives

- Ex Situ Conservation of Plants of the Western Ghats. With empathizes on threaded and endemic rare species
- Floristic survey of Western Ghats with reference to endemic and threatened plant species
- Collection of different plant species of W. Ghats and their propagation in the nursery
- Establishment of an arboretum in about 85 acres
- Afforestation in other areas of Pilikula Nisarga Dhamma
- Awareness and behavioral changes through Eco-education and establishment of Eco-clubs.

The project set up an arboretum (bio-diversity) in an area of about 85 acres of land belonging to the society in order to introduce different species of plants of the Western Ghats, including the endemic, medicinal, rare and threatened species. Eco-education clubs have been set up for primary and secondary school level students. Lectures and film shows have been conducted and material on forests, wildlife, ecology and pollution have been distributed to the youth.

The activities included:

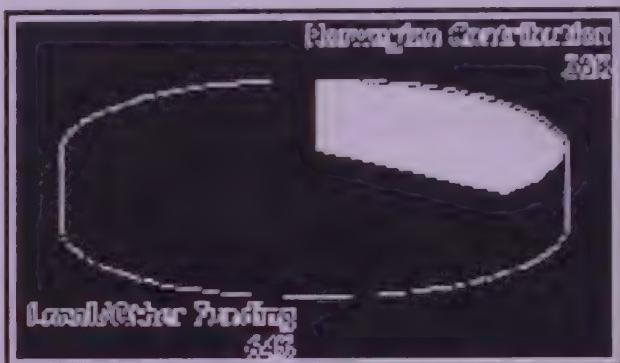
- ❖ Survey and identification and collection of rare and endangered species
- ❖ Setting up of the arboretum
- ❖ Publication of literature
- ❖ Promoting conservation afforestation
- ❖ Establishment of an eco-education center and eco-clubs in schools.
- ❖ Education of the local people on the importance of protection and creating behavioural change.

***Community involvement has been an essential part of this project.***

Awareness programmes have been conducted for the community by organising the people through the panchayats, NGOs, and women's groups. Lectures, video shows and practical demonstrations have been conducted to educate and involve the community in the project activities. Women have been trained in raising plant nurseries and supplied with saplings of useful plants for their homes.

At the close of the project, an arboretum of diverse species of plants will be established along with other facilities such as orchidarium, herbal garden, tiger safari, reptile park, science center,

heritage village and aquarium. A Science Centre and green house are also proposed to be set up at the center. It is proposed that the centre will become an active part of the local attractions and serve as a vibrant educational forum for the local people and for visitors.



## Annexure 4

### Heritage in a capsule<sup>26</sup>

A Heritage village at Pilikula promises to capture the traditional way of life of coastal Karnataka. The dream project of the Nisarga Dhama Society and the people of coastal Karnataka will be realised with the coming up of the Heritage village, Wildlife conservation centre, and the water theme park at the project site of Pilikula. The first step of the project is to improve the boating park, which started in 1966.

The lake was originally very small and was enlarged when the engineers from an environment group felt the need to build an environment friendly nature park, at Pilikula. It was at the initiative of people like Mr K V Rao, District Secretary of Science and Technology, Jayaprakash Bhandari, Deputy Conservator of Forest, Coastal Regulation Zone, and G R Lobo, the present Chairman of Pilikula Project, that the project was born. Previously, it was a barren land, under the jurisdiction of the Forest Department. The whole project aims at conserving the rare species of plants as well

as animals of the Western Ghat region. Mr Lobo says there are plans to extend the boundaries of Pilikula and bring within it a number of other environment-oriented plans.

The arboretum at Pilikula is an Indo-Norwegian Environment programme in association with Pilikula Nisarga Dhama Society and Mangalore University. An arboretum is a botanical garden devoted to trees. In this arboretum, which extends over an area of 15 acres, about 53,000 seedlings belonging to 225 species of plants of the Western Ghats have been planted. This includes 77 species endemic to the Western Ghats. Since the endemic species have restricted distribution, many of them are extinction-prone, particularly, if their habitats are disturbed. Smaller the area of distribution of the endemic species, the greater is the threat of extinction. Of late, because of the awareness regarding conservation of nature and natural resources, the study of endemic species has attained special significance. The arboretum is mainly for education and scientific purposes. The wildlife sanctuary has a lot of endangered species of animals from the Western Ghats. Stretching over 150 acres, mainly reptiles have been conserved here. The poisonous Viper to King Cobra, Marsh Crocodile to Gharial are many in number here. Other animals here like Lion Tail Macaque, Jungle Cat, Porcupine, Wild Bear, Black Buck are worth mentioning. This two-year-old wildlife sanctuary has plans to extend the Panther enclosure to 1600 acres. The wildlife sanctuary at Pilikula is a zoological garden by itself.

Besides such educational projects, Pilikula also offers scope for water games. Manasa, the amusement and leisure park will soon offer rides in its amusement park. Born only a couple of months ago, Manasa has started attracting people from nearby places. Being the only water park in the coastal Karnataka region, the Park's public relations officer, Chandrasekhar says, "Though on

weekdays, people are not many in number, on holidays, Manasa is a crowd-puller." "We are building a whirlpool, where artificial waves are going to give our visitors an experience of the sea."

The Water Park is well equipped with safety measures and offers the services of a doctor and a nurse to attend to any problems faced by the visitors in the park.

With 400 acres of land, the idea behind the Heritage village is to capture the traditional way of life of coastal Karnataka. The village will have 35 acres devoted to manor houses. Extensive paddy fields and areca plantations remind people of the rich natural vegetation of old Karnataka. Plans are on to build cottages for artisans from different places, who will be engaged in handicrafts, which they can trade through the sales outlets provided to them. Ethnic food stalls and the display of cultural art forms of the area will add to the attraction of the heritage village.

An eco-education centre meant to impart training to students on environmental issues, and conduct adventure camps, is under construction. A planetarium, a marine aquarium and a regional science centre including a museum in line with the Science City of Calcutta, are the proposed projects.

## **Annexure 5**

### **KSTDC to add value to tourist circuits<sup>27</sup>**

The Karnataka State Tourism Department Corporation (KSTDC) is all set to get tourists to stay longer and visit more places of interest in the State.

It is concentrating on improving the value that is offered on each tourist circuit, of the total six circuits, and is focusing on developing

accommodation facilities and areas of interest close to popular tourism destinations. In keeping with the theme of tourism as a driving force for poverty alleviation, job creation and social harmony for the World Tourism Day that was observed recently, Karnataka wants tourism's benefits to not only trickle down but also ripple outwards — to villages and towns around popular tourist destinations.

The Rs 3.11-crore project approved at Pilikula, near Mangalore, has already seen Rs 1,66 crore released to the society that is developing it. The project includes creating a heritage village, a traditional dwelling, tourist cottages and an ayurvedic resort. The whole complex has great potential to attract the international and domestic traveler.

## **Annexure 6**

### **Captive breeding centre for king cobras<sup>28</sup>**

The country's first scientific captive breeding centre for king cobras set up under the guidance of Romolus Whittaker, expert in reptiles, was inaugurated today at the Pilikula Biological Park at Moodushedde village near here.

At a function held at the park, Mr. Whittaker exchanged documents of a memorandum of understanding with the president of the Pilikula Nisarga Dhama Society and Deputy Commissioner, Aravind Shrivastava, to start the centre officially.

Mr. Whittaker said the centre had five king cobras and the first breeding cycle would start by month end. The breeding cycle would be between 90 and 120 days. The centre would take the help of experts in the country, including Lalji Singh of Hyderabad, in making captive breeding successful.

Mr. Whittaker said that some years ago an attempt was made for captive breeding of king cobras but it did not give the expected results. But this time, many new natural techniques of captive breeding would be introduced and the park had the natural surrounding of the Western Ghats, which was closer to the habitat of king cobras. Pointing at one of the snakes, Mr. Whittaker said Raja was the largest king cobra in captivity in the country, which measured 14.3 feet.

Mr. Whittaker said the reasons for captive breeding of king cobras were to conserve the species and the lateral spread of the species, which helped the zoological parks in the country to procure them without disturbing their habitat.

Stating that the DNA tests showed that king cobras found in parts of the country had different qualities, he said the centre would also study them. The habitat mapping, sighting of king cobras in the wild at Someshwar and Agumbe were some of the activities planned by the centre. The king cobra should be given the status of "national reptile" on the lines of national animal, bird or flower.

The executive director of the society, J.R. Lobo, said the park was now ready with special "captive pen" enclosures and other facilities for breeding. The Karnataka Bank had extended Rs. two lakh as assistance to start breeding activities, he added. Mr. Shrivastava said Pilikula was becoming an ecotourism and training centre. Programmes to create awareness on the environment would be held there, he added.

## **Annexure 7**

### **Some thrills, a few spills<sup>29</sup>**

Tucked away in the natural surroundings of Vamanjur, about 12 kilometres from Mangalore is Manasa, an amusement water park.

Spread across 15 acres, Manasa is part of the Pilikula Nisargadama, a 450-acre natural park comprising the serene Pilikula lake surrounded by a vast garden with well-maintained lawns and footpaths, Wildlife Park, boating club, museum, and a science centre. It is said that Manasa is the only water and amusement park in coastal Karnataka.

The amusement park is promoted by G N Amusement & Leisure Park Ltd, which is a public limited company. According to Chairman and Managing Director of Manasa John D'souza, the park is being developed in three phases. The first phase costing Rs 10 crore included water push and small children rides, along with go-karting. It was inaugurated on January 1, 2003.

The second phase amounting to Rs 9 crore includes amusement rides namely merry-go-round, mini-flight, columbus, my fair lady, family roller coaster, muscle man, tele combat, merry train, various kinds of coin-operated games, punch ball, water splash and wave pool in the water park. This phase is estimated to be complete by April 2004.

The third phase costing about Rs 6 crore includes a mono rail, which is a single-track battery-operated train which passes through all the components of Pilikula Nisargadhama. If the project comes through, it will be the first of its kind in India and second in Asia after Singapore.

Currently visitors can avail of facilities like river ride, black hole multilane, crazy cruise, and family ride. Along with all the necessary thrills, the water park also ensures complete safety for its visitors, children and adults alike. A special feature of the water park is the family ride, which is considered to be the first of its kind in south India.

Inside the water park is an artificially constructed river called the Lazy River, which is about 800 feet in length. Here water flows like a natural river, and those on a boat ride can sail through mist, caves, and whirlpool and surprise fountain. The fountain has been designed to entertain the visitors from the entrance itself. Besides, the water park has special fountains like cascade, surprise fountain and water jets with lighting effects.

Other attractions in the park are the well-maintained gardens. There is a waterfall, which is about 25 to 30 feet in length, and 10 to 12 feet in height with various combination of waves, speed and round falls. There is also a toddler's pool of 6000 square feet. This has a beautiful bridge with wooden-like railings where toddlers can play joyfully while their parents are relaxing in the water park.

The restaurant within the park provides quality food and beverages to visitors at market rates. According to Managing Director Oswald T Pinto, necessary arrangements have been made for public liability insurance cover for visitors. Besides the company has also appointed a permanent doctor on the site. Adding to this unique feature is the availability of ambulance service.

There are trained life guards and slide operators to keep an eye on all those using water rides and slides, and playing in the water park. To reach out to one and all, admission fee to the water park has been kept reasonable, in fact much lower than other parks in Mysore and Cochin, claims the public relations officer.

## **Annexure 8**

### **Changing face of coastal city<sup>30</sup>**

The coastal city that has the distinction of the second fastest growing city in the State after Bangalore is moving towards a totally new horizon. Departing from its traditional image which constituted port, industries, fisheries, agriculture, and banking, the district is now poised for activities in the knowledge base, fun, adventure, and tourism related activities.

An image, which is perhaps best suited to Mangalore and has been evasive for at least last ten years since Mangalore started attracting huge investments from other places. The city may not be having the world famous malls such as the one in Brigade Road in Bangalore or the one in Linking road in Mumbai or Janpath in Delhi, but nevertheless it is not too late to have such exclusive shopping areas in Mangalore also. Things that have been taking shape in Mangalore, considering the lateral growth it has been recording, days are not far when the city would start attracting shoppers and fun-lovers from all over the country. It has an added advantage of having a beach and some watersports spots which have been untapped by investors. The recent spurt in real estate activities, which has given the city some of the outstanding complexes at Balmatta, Hampankatta, and downtown areas of Falnir and Bendoor. Space for any business venture is there for the asking, which makes Mangalore an investor's paradise at present.

The traditional City is fast assuming the form of a cosmopolitan character with technology savvy investors coming into the City. The software giants such as Infosys, SSI, and several upcountry IT industries bee lining for the city. Economic pundits of city-state that the next five years will be crucial to the City to carve out its priorities and that makes the city the hottest spot in the state for investment in housing, infrastructure, lifestyle, and knowledge based investments.

These predictions are already coming true, as things are moving in the direction of higher growth for the City. Entertainment sports and adventure tourism appear to be gaining importance. While the NRIs from Mangalore are planning for a 18-hole golf course running across the choicest beach fronts in Thanneerbavi area, the city has also been on the list of many upcountry businessmen for setting up Family Entertainment Centres (FECs). One such company 'Global FECs' of New Delhi of which Managing Director Rahul Chabbria was in Mangalore recently, told *The Hindu* that Mangalore was just the right size for a medium level FEC and according to him, the City was getting ready for a paradigm shift in the field of entertainment and social standards, and the void the cosmopolitan crowd of Mangalore was missing will have to be filled up fast and efficiently. He said he was aware that the previous such investments in Mangalore did not fetch the expected dividends to the investor. On the other hand, investments are also expected in outdoor sports such as aquasports, boating, water scooters, and Kayaking. The global investors' meet organised by the State government has also kindled hopes of more investments flowing the Mangalore way especially in tourism sector. The District Administration which has already started working towards attracting investments has laid out a vast span of land for Pilikula Nisargadhama which comprise of a game sanctuary, an aviary, a science centre, a boat club, a water theme park, circular railway around the park, wildlife enclosure, bio-diversity protection area, adventure tourist cottages, and several other features including a mini zoo. Mr. J.R. Lobo executive director of the project told that the Pilikula Nisargadhama that when completed the dhama will be a major attraction for tourists and students alike. It will be one of the biggest eco-tourism and eco-educational centre in the country.

On the other hand, the State government is also trying to create enough sports and athletic facilities at a cost of Rs. 1.15 crore. MLA N. Yogish Bhat told *The Hindu* that the extension of Corporation swimming pool, multi gym, and a separate cricket stadium and

skating rink all at an expected cost of Rs. 5 crore to be spent in a phased manner.

With all this happening too fast and with a certain degree of certainty the investment expected in the industrial sector is taking a back seat, especially in the power sector, much to the chagrin of the industrial lobby and relief of the environmental groups. With the coming of cosmopolitan cafes such as the Coffee Day, Bollywood Hunk Sunil Shetty's Mischief chain of hotels, multicuisine eateries, Domino's Pizza, and McDonalds also planning to set up shop here, the level of fun appears to be mounting on the youth of Mangalore. But nevertheless, the critics of sterling establishments contend that such outlandish developments may lead to not only make the youth soft, but also make them feel complacent about life and live in an artificial atmosphere which they point out is unsustainable.

## **Annexure -9**

### **Heritage village to be ready in September<sup>31</sup>**

Heritage village at Pilikula Nisargadhama at Vamanjoor near here is expected to be ready in September.

J.R. Lobo, executive director of the Nisargadhama Project Society, said this at the general meeting of the Dakshina Kannada Zilla Panchayat.

Raising the issue following a recent news report, M.S. Mohammad, panchayat member, expressed the fear that funds given by the local body for the project would be misused. He asked the panchayat President, Somnath, if the Rs. 76 lakh granted for the project without seeking the permission of the House was under any provision.

The Chief Executive Officer of the panchayat, H.G. Shivananda Murthy, said the Centre had made a special allocation of Rs. 154

lakh for the project. Only the first instalment had been released so far. The Deputy Commissioner was supervising the project.

Mr. Lobo said the project-envisioned construction of cottages and development of a cultural village. This was mainly to showcase the local handicrafts. The Centre had provided Rs. 13 crore to the Sri Kshetra Dharmasthala Rural Development Project to implement a similar project at Dharmasthala. It cleared the Pilikula project in March 2003 and released the first instalment in July that year. The society got the money on February 26 this year.

He said the society had allotted the work through tenders, which were finalized after being delayed on account of the elections. Now, the work was progressing at a fast pace. An advisory committee headed by the Deputy Commissioner had been formed to supervise the project. The Joint Director, District Industries Centre, had been asked to prepare a list of eminent artisans who could live in the village and lend their expertise to others. He said steps would be taken to train local artisans and conduct weekly shandies at the village to showcase and market their products. He allayed fears of the panchayat members that the money would be misused.

Noting that the society had sought the expertise of the Karnataka State Handicrafts Emporiums in promoting the heritage village, he said a team headed by B.A. Viveka Rai, eminent folk scholar and Head of the Department of Kannada, Mangalore University, had visited similar heritage villages in Chennai, Khajuraho and Hyderabad. Mr. Lobo also offered to arrange a tour for the panchayat members to the project site to help them understand the concept better. The panchayat's Vice-President, Shalet Pinto, also took part in the discussions.

## END NOTES

- <sup>1</sup> The Financial Express, 2<sup>nd</sup> Feb 04
- <sup>2</sup> Times of India. Bangalore, 17<sup>th</sup> July 02
- <sup>3</sup> [www.expresstravelandtourism.com](http://www.expresstravelandtourism.com)
- <sup>4</sup> The Financial Express, 2<sup>nd</sup> Feb 04
- <sup>5</sup> Business Line. Bangalore, 1<sup>st</sup> Aug 02
- <sup>6</sup> Business Line. Chennai, 28<sup>th</sup> Oct 03
- <sup>7</sup> Pilikula literally means watering hole (Kula) of tigers (Pili) in Tulu.
- <sup>8</sup> PND was registered on 25<sup>th</sup> Nov 2003, bearing number C. A. No.: 70/03-04
- <sup>9</sup> Quoted from 'DK – A Tourists' Paradise?' - Mangalore Today; Vol I, Issue 6; May 1997
- <sup>10</sup> Information from Karnataka Tourism Department, Bangalore
- <sup>11</sup> Costs for most projects are shared by State and Centre. Public amenities receive support from HUDCO.
- <sup>12</sup> Indo-Norwegian collaboration project
- <sup>13</sup> Mr. Bhaskar is the PND administrative head
- <sup>14</sup> From Memorandum of Association of PND
- <sup>15</sup> By Order No. DTR/HTLS/2002-03/1178, dated 31.5.2002
- <sup>16</sup> Housing & Urban Development Corporation, Government of India Enterprises
- <sup>17</sup> Mr. J. D 'Souza is the Managing Director of Manasa Water Park
- <sup>18</sup> The fees for entry for a full day at the park is Rs. 150
- <sup>19</sup> Report from Tehsildar - document, bearing number 31: 95-96
- <sup>20</sup> A social welfare scheme, not meant for rehabilitation
- <sup>21</sup> Record Transfer Certificate for land
- <sup>22</sup> Urban Development Research Centre (TIDE)
- <sup>23</sup> Filmmaker
- <sup>24</sup> <http://www.karnatakaturism.org/html/misc/coastal1.htm>
- <sup>25</sup> [http://www.inep-karnataka.org/ext\\_nisarga.htm](http://www.inep-karnataka.org/ext_nisarga.htm)
- <sup>26</sup> <http://www.deccanherald.com/deccanherald/mar21/spt11.asp>, 31.3.04
- <sup>27</sup> <http://www.blonnet.com/2003/09/29/stories/2003092901161300.htm>
- <sup>28</sup> <http://www.hindu.com/2004/02/16/stories/2004021602060300.htm>, 16.2.2004
- <sup>29</sup> <http://www.deccanherald.com/deccanherald/nov14/spt4.asp>
- <sup>30</sup> [www.thehindu.com](http://www.thehindu.com), 10<sup>th</sup> May 2004
- <sup>31</sup> [www.businessline.com](http://www.businessline.com), 31<sup>st</sup> May 2004





